

Explanation of our Landlord's Fees



We are members of The Property Ombudsman redress scheme
We are covered by the NALS Client Money Protection scheme.

North London Estates offer three levels of service to accommodate the differing needs of our clients from a Full Managed Service for those that prefer the convenience and peace of mind of an 'all inclusive' style service, to an Introduction/Tenant Find Service, which is for the experienced 'do it yourself' landlord.

SERVICE FEATURE	TENANT FIND SERVICE 7% + VAT (of 12 months rental)	FULL MANAGEMENT SERVICE 5% + VAT (in addition to the 7% + VAT tenant find fee)	RENT COLLECTION 7% + VAT (of 12 months rental)
Advertising and promoting the property until a suitable tenant is	✓	✓	✓
Displaying a North London Estates board	✓	✓	✓
Arranging viewings and accompanying them	✓	✓	✓
Taking up references and carrying out credit checks where necessary	✓	✓	✓
Preparing the tenancy agreement	✓	✓	✓
Signing up the tenant and collecting the first months rent	✓	✓	✓
Paying into the landlords account by BAC's	✓	✓	✓
Handling of deposit funds under Tenancy Deposit Scheme	fee applies	fee applies	fee applies

Notifying local authority for council tax and utility companies		✓	
Serving legal notices to regain possession (fee applies)		✓	
On-going collection of rent		✓	✓
Chasing late or non-payment of rent		✓	✓
Providing a monthly statement of account		✓	
Arranging an inventory		✓	
Carrying out quarterly visits to check on the general condition of		fee applies	
Arranging any maintenance and repairs as necessary		✓	
Renewing gas safety certificates		fee applies	
Arranging Energy Performance Certificate (fee applies)		fee applies	
Dealing with any claim from the deposit against the tenant for		✓	
Visiting the property on the day the tenancy commences to test		✓	
We will keep you informed of any new legislation relevant to renting		✓	